

WHAT IS SPOT ZONING?

Spot zoning occurs when a single lot or a parcel of land in an existing neighborhood is singled out and placed in a different zone from that of neighboring properties.

In Texas, spot zoning is illegal on the ground that it is not consistent with the adjacent zoning and is not compatible with the Comprehensive Plan. A zoning decision that merely provides for individual benefit without a relationship to public benefit cannot be legally supported.

ZONING INFORMATION AND MAPS

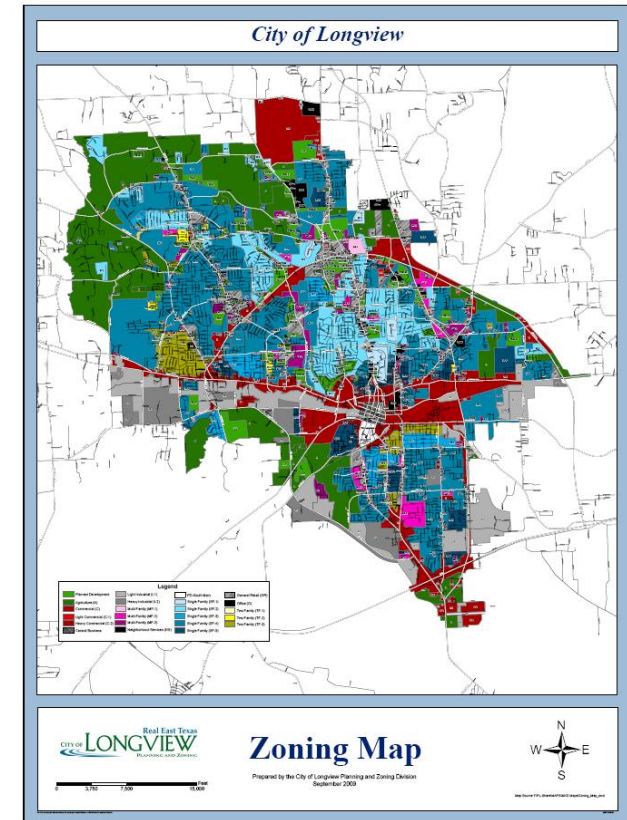
In many instances, zoning information and requirements may be provided by telephone by professional Planning Department staff. Persons needing information about properties within the City should call 903-237-1072.

Copies of the City of Longview Zoning Ordinance and zoning map are available online at www.LongviewTexas.gov and in the Planning and Zoning Department.

Questions about the Zoning Ordinance or to set up a meeting contact the Planning and Zoning Department:
Planning and Zoning
903-237-1072
410 S. High Street

City Of Longview
P.O. Box 1952
Longview, Texas 75606
www.LongviewTexas.gov

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Zoning is the division of land into districts or zones for the efficient and proper regulation of land uses and development standards. Zoning is in place to promote the health, safety, morals, and general welfare of the City through the equitable regulation, protection, preservation, and enhancement of land and land use activities.

WHERE IS THERE ZONING?

All property within the City carries a specific zoning classification as established by the Zoning Ordinance of the Longview Code of Ordinances. There are no zoning restrictions outside the City limits. As property is annexed into the City, it is zoned Agricultural. Currently, there are twenty-one (21) different zoning district classifications in use. These districts are grouped into four major land use or development designations: residential, commercial, industrial, and special purpose.

ZONING DISTRICTS

<u>Abbreviated Designation</u>	<u>Zoning District Name</u>
A	Agricultural District
SF-1	One-Family Dwelling District
SF-2	One-Family Dwelling District
SF-3	One-Family Dwelling District
SF-4	One-Family Dwelling District
SF-5	One-Family Dwelling District
TF-1	Two-Family Dwelling District
TF-2	Two-Family Dwelling District
TF-3	Two-Family Dwelling District
MF-1	Multiple Family Dwelling District
MF-2	Multiple Family Dwelling District
MF-3	Multiple Family Dwelling District
P	Parking District Office District
NS	Neighborhood Service District

GR	General Retail
C-1	Light Commercial District
C-2	Heavy Commercial District
CB	Central Business District
I-1	Light Industrial District
I-2	Heavy Industrial District
PD	Planned Development District

REQUESTING A ZONING CHANGE

Any property owner may request to change the existing zoning district classification on his or her property. A zoning change should not be taken lightly or capriciously; extensive thought and consideration related to the overall results of the change should be made. The first step for any possible zoning change is a consultation between the property owner and the Planning Department staff. The staff is able to provide an initial analysis of the change contemplated in terms of validity, professional planning, and development principles. If a change is found to be appropriate or if the property owner wishes to pursue the request, a zoning change application will be provided. The completed application, filing fee, and all pertinent information required must be submitted to the Planning Department. The Local Government Code requires that all zoning related items have two public hearings. The first to be held by the City of Longview Planning and Zoning Commission on the third Tuesday of the month at 5:30 p.m. and the second to be held by the City of Longview City Council on the second Thursday of the month. The local government code also requires that notification letters be sent out to all of the surrounding property owners within 200 feet of the property being rezoned. If the Planning and Zoning Commission recommends approval of the zoning item, the rezoning change will be considered by the City Council for final approval. If the Planning and Zoning Commission recommends denial, City Council must approve the rezoning change by a super majority vote,

which is $\frac{3}{4}$ of voting members. The amount of time normally required to process a zoning request is 6 to 8 weeks.

ZONING CHANGE GUIDELINES

Each request for a zoning change receives careful consideration including on-site inspection of the premises and the general vicinity by the staff and members of the Planning and Zoning Commission. All petitions for zoning changes are considered on the basis of comprehensiveness, the public welfare, basic reasonableness of the proposal, and conformance of the proposal with comprehensive planning documents. A general guide followed by those who examine and act on a requested zoning change is as follows:

- Is the change contrary to the established land use pattern?
- Would the change constitute spot zoning?
- Would a zoning change alter the population density and increase the demand placed on public facilities (schools, sewers, streets, etc.)?
- Are present zoning districts logically established in relation to existing conditions?
- Would the proposed change be contrary to the land use relationship requirements of the City of Longview Comprehensive Plan, its stated goals, or expressed objectives?
- Will change adversely influence living conditions in the neighborhood?
- Will change seriously reduce the light and air to adjacent areas?
- Are there any reasons why the property cannot be used in conformance with its present zoning?
- Is the zoning change being requested so that the property owner may realize a higher profit than under its current zoning classification?